

An aerial photograph of Coyote Valley, showing a city nestled in a valley between green, rolling hills and mountains. A river or stream flows through the lower part of the valley. The text is overlaid on the upper half of the image.

Coyote Valley Specific Plan DEIR Update

**Task Force Meeting
August 13, 2007**

Status of DEIR



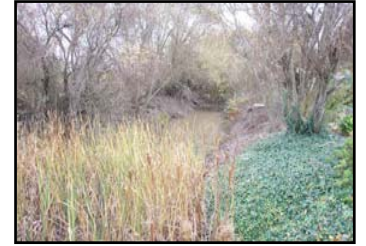
- 90-day comment period closed June 29, 2007
- Few comments identified issues that were not addressed
- DEIR served purpose
- City Council information memo prepared (July 31, 2007)
- Director decided to recirculate

Clarify Project Description



- Requests for additional analysis, information, or changes to the plan
- Add phasing plan
- Coyote Greenbelt Strategy
- “Program Level” vs. “Project Level”
- Future environmental review

New Biology Data Provided



- Most significant comments
- New information and studies presented
- Nitrogen deposition methodology
- Wildlife connectivity
- Riparian corridor
- Special status species

Traffic Timing



- Significant comments
- Timing of traffic infrastructure construction
- Regional traffic mitigation measures
- Near-term analysis
- Spillover traffic on rural roads

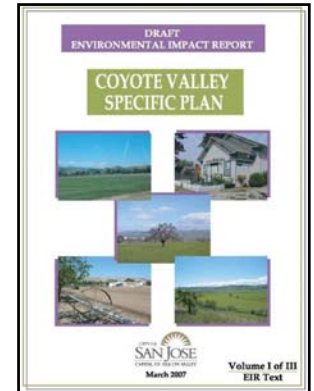
Other Key Issues



- Hydrology, Water Quality, and Water Supply
 - Conversion of Agricultural Land
 - Alternatives
 - Global Warming
 - “Vineyard” court decision implications
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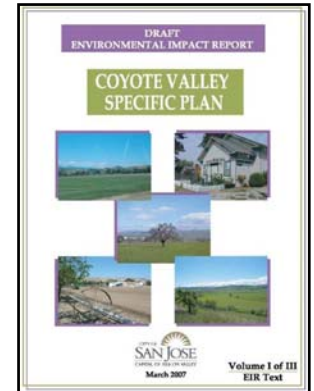
CEQA Recirculation Thresholds

- Evaluate DEIR comments received
- If “significant” new information added to DEIR → then recirculation
- Substantial adverse effect
- Feasible mitigation or avoidance
- Alternatives



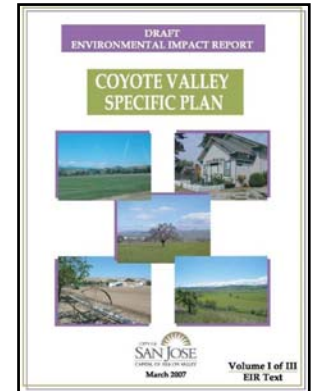
Why Recirculate DEIR

- Provide best available information
- Make improvements to the document
- Address global climate change comments
- Revisions based on Court's "Vineyard" decision
- Clarify project description – phasing
- Provide new information from comments
- Bolster technical analysis



Implications of Recirculation

- Revise DEIR
- Response to comments not required
- Perform focused technical analysis
- Document revision rationale, e.g. disagreement, inconsistency, inaccuracy
- Expanded scope, schedule & resources
- Recirculate revised DEIR for comments
- Legal action potential remains high



Next Steps



- Synthesizing & evaluating comments
- Determining additional technical analysis
- Revising Draft CVSP – clarify project description, project modifications, phasing & financing plan, implementation mechanisms
- Revising & recirculating DEIR

An aerial photograph of a city situated in a valley. The city is surrounded by lush green hills and mountains. A river flows through the lower right portion of the image. The text "Comments & Questions" is overlaid in the center of the image.

Comments & Questions

Coyote Valley Specific Plan

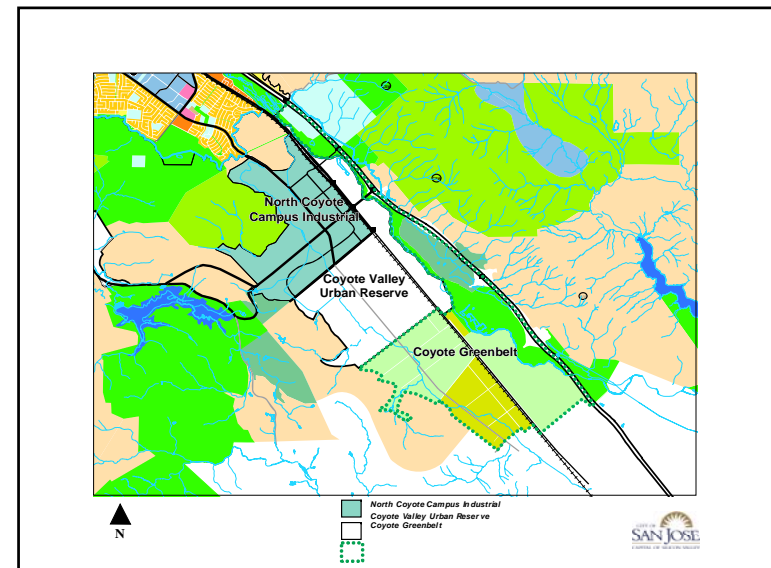
EXISTING GENERAL PLAN TRIGGERS

TASK FORCE MEETING
AUGUST 13, 2007



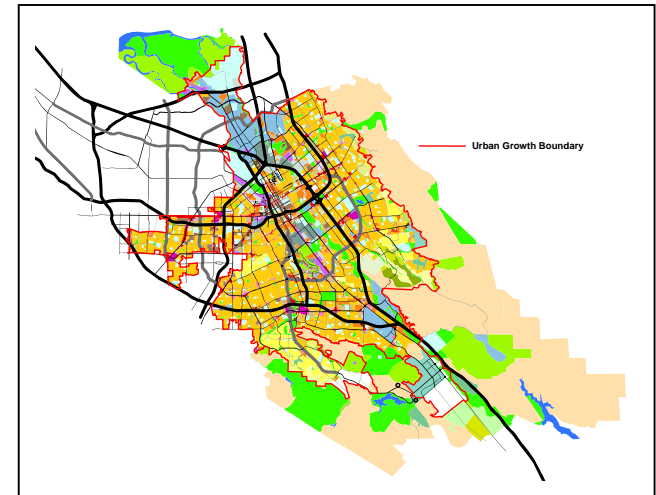
Coyote Valley Specific Plan Area (Background)

- North Coyote Valley Campus Industrial Area (1,400 acres)
- Coyote Valley Urban Reserve (2,000 acres)
- Coyote Greenbelt (3,600 acres)



Land Use Planning in Coyote Valley

- San Jose has historically provided the vision and the broad parameters for planning effort in Coyote Valley
- North and Mid Coyote Planned for Development since 1961
- **General Plan '75** – Included strategies for hillside development, jobs/housing balance, jobs south of 280/680



Land Use Planning in Coyote Valley

- **1983 Economic Development Task Force** - North Coyote Planned for Campus Industrial
 - **General Plan Horizon 2000** - Established Coyote Urban Reserve and Triggers, and Coyote Greenbelt in 1984
 - **San Jose 2020 General Plan** - Reaffirmed the Urban Reserve and Coyote Greenbelt, and refined Triggers in 1994
 - **Voter Initiative (1996)** - Urban Growth Boundary reaffirmed
 - **City Council (August 2002)** - Initiation of CVSP and formation of Task Force
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Triggers/Prerequisite Conditions (Purpose)

- To promote orderly expansion of the Urban Service Area,
 - To ensure that development does not adversely impact the City's fiscal health, and
 - To ensure balanced development that improves the overall jobs/housing balance Citywide
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Triggers/ Prerequisite Conditions (Application)

- Adoption of Coyote Valley Specific Plan
 - Approval of ALL Residential Zonings in both North Coyote and Mid Coyote Urban Reserve
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Original Triggers (Horizon 2000 General Plan)

- Issue building permits for 25,000 jobs (50% of holding capacity of 50,000 jobs)
 - Achieve 50% of Citywide 1980-2000 employment growth (89,000 new jobs)
 - Issue building permits for 60% of planned 1980-2000 housing increase within 1983 USA (37,000 units)
 - Widen Hwy 101 to six lanes between SJ Airport and Bailey Ave
 - Identify preferred alternative for Route 85
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Current Triggers (San Jose 2020 General Plan)

- 5,000 new jobs in North Coyote Campus Industrial Area
 - Stable fiscal condition of City based on 5-year economic forecast:
 - ❑ Balanced/Surplus City budget for 5 years
 - ❑ Projected City service levels same or better than 1993 levels
 - ❑ Stable fiscal relationship between City and State or other government levels during forecast period
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Council's Vision and Expected Outcomes (August 2002)

12. Develop trigger mechanisms to ensure that increments of housing follow construction for jobs to maintain a jobs/housing balance in Coyote Valley.
 15. Allow current General Plan budget triggers to be changed to triggers based upon the Valley or its sub-regions jobs and housing revenues covering the General Fund cost of services.
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Council's Direction on Triggers (June 2007)

- Triggers for development shall only be considered for modification as part of the comprehensive General Plan Update
 - Direction is consistent with letter of San Jose 2020 General Plan
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Coyote Valley Specific Plan

EXISTING GENERAL PLAN TRIGGERS

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